

AROUND THE HOUSE



COMMUNITY SERVICE ACTIVITY REQUIREMENT FOR PUBLIC HOUSING RESIDENTS ANNOUNCED

Effective October 1, 2003, the **Community Service Activity** provisions of the *Quality Housing and Work Responsibility Act of 1998* will be enforced by the Wichita Housing Authority. Community Service is a mandated requirement from the Federal Government. Generally, these provisions will apply to unemployed family members, residing in Public Housing units. **This requirement does not apply to Section 8 clients.**

Exemptions from the Community Service Program are:

1. Persons age 62 and over;
2. Blind or disabled individuals who certify that, because of their disabilities, they are unable to comply with the service provision;
3. Persons employed or engaged in work activities, (see description below under "Definition of Work Activity");
4. Persons engaged in a state administered welfare-to-work program; and
5. Children age 17 and under.

The definition of a work activity, as mentioned in item 3 above, would include:

1. Unsubsidized employment;
2. Subsidized private-sector employment;
3. Subsidized public-sector employment;
4. Work experience, including work associated with the refurbishing of publicly assisted housing if sufficient private-



sector employment is not available;

5. On-the-job training;
6. Job-search and job-readiness assistance;
7. Community service programs;
8. Vocational educational training;
9. Job-skills training directly related to employment;
10. Education directly related to employment in the case of a recipient who has not received a high school diploma or a certificate of high school equivalency; or
11. Satisfactory attendance in a secondary school or in a course of study leading to a certificate of general equivalence, in the case of a recipient who has not completed secondary school or received such a certificate.

The **Community Service** requirement mandates that **each** adult resident of public housing, who is not exempt (above), must

document the completion of one of the following:

1. Eight (8) hours per month of community service per month, or
2. Participation in an economic self-sufficiency program for 8 hours, per month, or
3. Eight (8) hours per month of combined activities of community service or participation in a self-sufficiency program.

Public Housing residents (including all qualifying household members) who violate the service requirement will be subject to the non-renewal of their household's Public Housing lease after November 1, 2002. In other words, the household will not be able to continue to reside in Public Housing.

The Public Housing Division will send notification to those that are required to participate in the Community Service Program and will include more detailed information prior to October 1, 2003.

Those residents who are not exempt will need to start performing community service beginning October 1, 2003.

FORMER SECTION 8 CLIENT INDICTED FOR FRAUD

On Tuesday, July 29, 2003 a former client of the Section 8 Program was indicted on federal charges for making false statements in receiving rental assistance. This former client falsified documents by not providing total income within her household and withholding important information about all members within her household. If convicted, the U.S. Attorney's Office indi-

cated that this former client could face five years in prison.

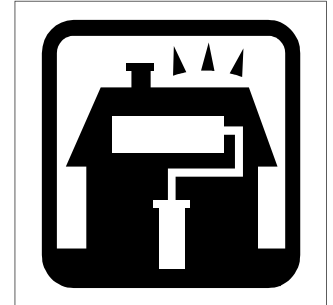
The Section 8 office terminated this client from the Section 8 program upon discovering the fraudulent documents and activities, and promptly turned the case over to the Office of Inspector General for Investigation.

The Wichita Housing Authority (Section 8 and Public Housing) is serious about eliminating fraudulent activities and will utilize all resources in preventing and detecting fraud. Unreported income is a violation of HUD rules and regulations. Individuals violating this rule may be terminated from the program and this violation could lead to imprisonment.

LANDLORD REIMBURSEMENT FOR LEAD BASED CLEARANCE FEE

Section 8 will reimburse Landlords a maximum of \$150 to conduct the initial lead-based paint hazard clearance test on paint stabilization efforts in a unit occupied by a family with a child under the age of six in inspections before and during assisted occupancy. Paint stabilization is required at C.F.R. Part 35.1330 (a) (3). The initial test-

ing is performed on units that have deteriorated paint above the *de minimis* level specified in the lead-based paint regulation, following repair of the deteriorated paint. In order for Landlords to receive a reimbursement, a paid receipt for the clearance testing must be submitted to the Section 8 office.



The 5-year and 2004 Annual Plans for the Wichita Housing Authority are now available for public inspection.

WHA 5-YEAR AND 2004 AGENCY PLAN

On October 21, 1998, the *Quality Housing and Work Responsibility Act of 1998* (QHWRA) was signed into law as part of the FY 1999 Appropriations Bill. One provision of the Act is the mandate for public housing authorities to prepare a five-year plan showing the needs and goals for that period (updated every five years) and a more detailed annual operating plan. The annual plan must include, among other things, information on the housing needs of the locality, population served, method of rent determination, operations, capital improvements, unmet housing needs of families with

income less than 30 percent of median income, homeownership efforts and efforts to coordinate the program with local welfare agencies and providers and other items. These plans cover the administrative policies and anticipated subsidies for both Section 8 and Public Housing Programs.

Section 511 of the QHWRA requires the board of directors of housing authorities to conduct a public hearing to discuss the housing authority plans and to invite public comments regarding the plans. In the event that the board receives public comments, written or oral, which

is deemed significant enough to amend the plans, the board may amend the plans and certify the plans as amended.

The 5-year and 2004 Annual Plans are now available for public inspection at the Housing Services Office located at 332 N. Riverview. Written comments regarding the Plans can be mailed to 332 N. Riverview, Wichita, KS 67203 and **must be received by October 6th, 2003.**

The public hearing will be held in the City Council Chambers in City Hall, 455 N. Main, following the **October 7, 2003 City Council Meeting which begins at 9:00 a.m.**



RENTAL HOUSING LOW-INTEREST REVOLVING LOAN PROGRAM

The Housing Services Department's Neighborhood Improvement Services division offers a rental rehabilitation loan to landlords. The **Rental Housing Low-Interest Revolving Loan Program** provides financial assistance to investment property owners for complete rehabilitation of a rental property. To qualify,

the property must be located within one of the five (5) Local Investment Areas within the City of Wichita.

The borrower can be an individual, partnership, for-profit, or non-profit corporation, but must have at least a one-third interest in the property. The property should be a residential structure, containing no more than seven (7) dwelling units.

The maximum amount of assistance will be seventy-five percent (75%) of the rehabilitation cost not to exceed \$20,000 for a single-family dwelling or \$15,000 per unit for a multi-family dwelling, not to exceed \$45,000 per building. No assistance will be provided if the entire structure is not brought into compliance with the Minimum Housing Code.

FAMILY SELF-SUFFICIENCY LOGO CONTEST WINNERS ANNOUNCED

On June 18, 2003, the Family Self Sufficiency (FSS) staff held an Information Retreat for the Program Coordinating Committee (PCC) Members, at *Botanica-The Wichita Gardens*. One of the items on the agenda was to select a logo to represent the Family Self Sufficiency program from entries submitted by participants within the program. The PCC made their selections by secret ballot and the winners are:



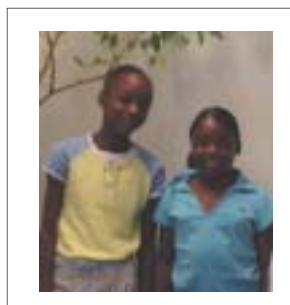
**First Place Winner
Kelsey Hollimon**

Contest entries were submitted by FSS participants' children. The gift certificates were donated by private donors. The Housing Services Department staff, as well as the PCC, wishes to thank the contributors for their donation to this worthwhile program.

Special thanks goes to all the families submitting en-

tries for the Logo Contest. The logo has been given to the City's Graphic Designer to finalize and will be presented in the next "Around the House" newsletter. Department staff visited the three winners and each indicated they plan to use their gift certificates for the 4th of July celebration.

Congratulations to our Winners!



Second Place Winner Rickena Johnson and her sister, Third Place Winner Brikeelia Johnson

1st Place—

Kelsey Hollimon—

\$100 gift certificate

2nd Place—

Rickena Johnson—

\$20 gift certificate

3rd Place—

Brikeelia Johnson—

\$10 gift certificate

HAP PAYMENT SCHEDULE

<i>Month</i>	<i>Mail Date</i>
September	August 29, 2003
October	September 30, 2003
November	October 31, 2003
December	November 25, 2003
January	January 2, 2004
February	January 30, 2004

REVOLVING LOAN (CONTINUED FROM PAGE 2)

The financial assistance comes in the form of a four percent (4%) loan. The loan will be deferred for twenty-four (24) months after loan closing. Repayment amortization will not exceed twenty (20) years. The borrower agrees to rent the dwelling/

unit to a tenant(s) with household income that does not exceed eighty percent (80%) of median.

Application packets may be picked up at the Housing Services Department. For more information, please contact Neighborhood Improvement

Services at 268-4313. More information, including a map of the five (5) Local Investment areas, can also be found at our website www.wichita.gov/CityOffices/Housing/HeartOfWichita/RentalHousingLoans.

Public Housing Residents

***Remember that the rent
payment drop box is
there for your rent
payment convenience
24 hours a day,
7 days a week!***

Wichita Housing Services Department

332 N. Riverview

Phone: 316/268-4688

Fax: 316/268-4219



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Permit No. 923

Published by:
City of Wichita
Housing Services Department
www.wichita.gov/housing
316/268-4688

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HOME 80 HOMEBUYERS MAINTENANCE CHECKLIST FOR SEPTEMBER & OCTOBER

September

- ☒ Check exterior finishes
- ☒ Check garage door tracks and lubricate bearings
- ☒ Check caulking
- ☒ Plant new lawn
- ☒ Check fireplace and chimney
- ☒ Fertilize lawn
- ☒ Check range hood filter
- ☒ Check basement or crawl spaces
- ☒ Have furnace, humidifier serviced
- ☒ Check clothes dryer vent
- ☒ Test smoke alarms and CO detectors
- ☒ Inspect and service furnace if needed
- ☒ Have a professional clean chimney; clean ash dump and make sure the damper closes tightly

- ☒ Inspect &/or install weather stripping and caulking around doors and windows
- ☒ Prepare outdoors for winter



October

- ☒ Check windows and screens
- ☒ Drain exterior water lines
- ☒ Check roof including shingles, flashing and vents

- ☒ Check weather-stripping and lubricate
- ☒ Check doors
- ☒ Check septic system
- ☒ Clean range hood filter
- ☒ Winterize landscaping and remove leaves
- ☒ Clean furnace filter
- ☒ Clean water heater
- ☒ Check gutters and downspouts
- ☒ Clean humidifier
- ☒ Test smoke alarms and CO detectors
- ☒ Clean out rain gutters
- ☒ Apply fertilizer to lawn and beds
- ☒ Divide and replant perennials
- ☒ Plant Bulbs
- ☒ Clean and store garden tools